

CITY OF SPRINGDALE
Committee Agenda
Thursday, February 18th, 2021
City Council Chambers
City Administration Building
Meetings begin at 5:30 P.M.

Committee of the Whole

1. **A Resolution** authorizing the grant of Water/Sewer Easements to the Springdale Water and Sewer Commission across property owned by the City of Springdale, Washington County, Arkansas. Resolution presented by Ernest Cate, City Attorney. **Pgs. 2 - 5**
2. **A Resolution** authorizing the transfer of property (not used in the construction of Fire Station #8) to the Springdale Public Facilities Board. Resolution presented by Resolution presented by Wyman Morgan, Administrative and Financial Services Director. **Pgs. 6 - 8**

Finance Committee by Chairman Jeff Watson

3. **A Resolution** authorizing the purchase of property located at 400 Park Street, Springdale, Washington County, Arkansas. Resolution presented by Doug Sprouse, Mayor. **Pg. 9**
4. **A Resolution** authorizing the expenditure of funds to acquire a portion of land (Tract 11) from Trinity Grace Church of Northwest Arkansas for the Dixieland Road Project (Project No. 18BPS14). Resolution presented by Wyman Morgan, Administrative and Financial Services Director. **Pgs. 10 - 12**
5. **A Resolution** authorizing the City Attorney to settle two condemnation lawsuits wherein Steve Geels and Linda Geels are defendants. Resolution presented by Ernest Cate, City Attorney. **Pg. 13**
6. **A Resolution** expressing the willingness of the City of Springdale to utilize State Aid Street Monies for the following City project: Springdale Overlay. Resolution presented by Wyman Morgan, Administrative and Financial Services Director and Brad Baldwin, City Engineering. **Pgs. 14 - 43**
7. **A Resolution** authorizing the purchase of two tracts of property (Parcel Numbers 21-00167-504 and 21-00167-542) located on Downum Road, Springdale, Benton County, Arkansas. Resolution presented by Wyman Morgan, Administrative and Financial Services Director. **Pgs. 44 - 45**

Parks and Recreation by Chairman Mike Lawson

8. **A Resolution** designating a project for the use of funds contributed (\$2,000,000.00) by the Springdale Public Facilities Board. Luther George Park Improvement Project is hereby designated as the project to receive the contribution. Resolution presented by Doug Sprouse, Mayor. **Pgs. 46 & 47**
9. **A Resolution** authorizing the grant of a General Utility/Water/Sewer Easement across properties (Shaw Park) (Parcel Numbers 21-00167-471 and 2-00167-545) owned by the City of Springdale, Benton County, Arkansas. Resolution presented by Ernest Cate, City Attorney. **Pgs. 48 - 53**

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE GRANT OF
WATER/SEWER EASEMENTS TO THE SPRINGDALE
WATER AND SEWER COMMISSION ACROSS
PROPERTY OWNED BY THE CITY OF SPRINGDALE,
WASHINGTON COUNTY, ARKANSAS.**

WHEREAS, the City of Springdale, Arkansas, owns property located on Martin Drive, known as Parcel No. 815-20239-000, Washington County, Arkansas ("the Property");

WHEREAS, the Springdale Water and Sewer Commission is in need of documenting water/sewer easements across the Property for water/sewer improvements, as shown on the map attached hereto;

WHEREAS, the water/sewer easements are necessary for the documentation and preservation of existing water/sewer facilities in the area of the Property, and will be beneficial to future growth and development of the area; and

WHEREAS, Ark. Code Ann. §14-54-302 provides that the Mayor and City Clerk may execute the attached easement document (Exhibit "A") when authorized to do so by Resolution approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor and City Clerk are hereby authorized to execute the attached easement document granting water/sewer easements across the Property to the Springdale Water and Sewer Commission.

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned **City of Springdale, Arkansas, a municipal corporation**, Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to us in hand paid by the **Springdale Water and Sewer Commission, Springdale, Arkansas**, Grantee, does hereby grant, bargain and sell unto the said **Springdale Water and Sewer Commission, Springdale, Arkansas**, and unto its successors and assigns, an easement for a water transmission line(s), and/or sewer collection or force main line(s), over, under or across the hereinafter described land in **Washington County, Arkansas**, to-wit:

PROPERTY DESCRIPTION (Parcel No. 815-20239-000):

Lot Twenty-eight (28) in Block Nine (9), American Subdivision to the City of Springdale, Washington County, Arkansas.

As described in **Warranty Deed Book 861 at Page 457** of the records of the Circuit Clerk and Ex-Officio Recorder, Washington County, Arkansas.

PERMANENT EASEMENT DESCRIPTIONS:

SEWER EASEMENT "A": (Also described as Sewer Easement #2 in a "Survey of Lot 27, Block 9 American Subdivision & Easement Dedication" for use by David Keen by Satterfield Land Surveyors P.A. as Job No. 45,437)

A 20.00' Sewer Line Easement in part of Lot 28, Block 9, American Subdivision to the City of Springdale, Washington County, Arkansas, being 10.00 feet each side of a centerline and being more particularly described as follows:

Commencing at a set rebar with cap marking the Southwest Corner of Lot 28. Thence along the South line of said Lot 28, South 87 degrees 48 minutes 18 seconds East, 53.87 feet to the centerline of an underground sewer line and the Point of Beginning. Thence along said centerline, North 74 degrees 41 minutes 15 seconds East, 68.64 feet to the North line of Lot 28 and the Point of Termination.

SEWER EASEMENT "B": (Also described as Sewer Easement #4 in a "Survey of Lot 27, Block 9 American Subdivision & Easement Dedication" for use by David Keen by Satterfield Land Surveyors P.A. as Job No. 45,437)

Part of Lot 28, Block 9, American Subdivision to the City of Springdale, Washington County, Arkansas, being more particularly described as follows:

Beginning at a set rebar with cap marking the Southwest Corner of Lot 28. Thence along the West line of Lot 28 the following bearings and distances: North 68 degrees 44 minutes 13 seconds West,

6.46 feet; North 16 degrees 39 minutes 52 seconds West, 7.57 feet. Thence leaving said West line, South 56 degrees 28 minutes 37 seconds East, 17.83 feet to the South line of Lot 28. Thence along said South line, North 87 degrees 48 minutes 18 seconds West, 6.68 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described easement and rights unto said Grantee, its successors and assigns, forever or until said right of way is abandoned.

And Grantor agrees to warrant and forever defend all and singular the above described easement and rights unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or seek to claim he same or any part thereof.

This Easement is declared to and does inure to the benefit of the public generally, and shall be binding upon the successors in title to the lands herein described or any other part thereof, their mortgages, lessees, heirs, administrators, executors, successors, and assigns.

IN WITNESS WHEREOF, the hands and seals of Grantor are hereunto set, this the _____ day of _____, 2021.

**City of Springdale, Arkansas,
a municipal corporation**

By: _____
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk/Treasurer

ACKNOWLEDGMENT

STATE OF ARKANSAS }
)SS
COUNTY OF WASHINGTON }

On this the _____ day of _____, 2021, before me, _____, the undersigned Notary Public, personally appeared **Doug Sprouse** and **Denise Pearce**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who acknowledged themselves to be respectively, the **Mayor** and **City Clerk/Treasurer** of the **City of Springdale, Arkansas, a municipal corporation**, and that they, as such **Mayor** and **City Clerk/Treasurer**, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE TRANSFER OF
PROPERTY TO THE SPRINGDALE PUBLIC FACILITIES
BOARD.**

WHEREAS, in September 2018, the Springdale Public Facilities Board transferred property it owned to the City of Springdale for the purpose of the construction of Fire Station #8;

WHEREAS, the City did not utilize all of the property transferred in the construction of Fire Station #8, and now wishes to transfer the remaining property ("the Property") back to the Springdale Public Facilities Board, said property being located in the City of Springdale, Washington County, Arkansas, said land being more particularly described as follows:

A PART OF LOT 10-B, R.L. HAYES SUBDIVISION, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 15 AT PAGE 140 ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, SAID POINT BEING A FOUND IRON PIN WITH CAP "ESI COA 131"; THENCE ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 31, S87°35'14"E A DISTANCE OF 285.01 FEET A SET IRON PIN WITH CAP "PLS 1156" AT THE SOUTHWEST CORNER OF SAID LOT 10-A; THENCE ALONG THE WEST LINES OF SAID LOTS 10-A AND 10-B ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF KAWNEER DRIVE, N02°36'57"E A DISTANCE OF 226.53 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING N02°36'57"E A DISTANCE OF 152.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 10-B AND A FOUND IRON PIN WITH CAP "RLS 1130"; THENCE LEAVING SAID WEST LINES AND ALONG THE NORTH LINE OF SAID LOT 10-B, S87°45'05"E A DISTANCE OF 374.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 10-B AND A FOUND IRON PIN WITH CAP "RLS 1130"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINES OF SAID LOT 10-B, S02°26'08"W A DISTANCE OF 153.24 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINES, N87°35'14"W A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.31 ACRES (57,217 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD AND FACT.

WHEREAS, Arkansas law empowers and authorizes the City to sell or transfer real property it owns, subject to approval by the City Council;

WHEREAS, given the benefits derived to the City from the property transferred to the City for Fire Station #8, it is reasonable to transfer the remaining property back to the Springdale Public Facilities Board;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor and City Clerk are hereby authorized to execute all documents necessary to effect the transfer of the Property to the Public Facilities Board.

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE TRANSFER OF
PROPERTY TO THE CITY OF SPRINGDALE,
ARKANSAS.**

WHEREAS, the Springdale Public Facilities Board ("the Board") owns the following real property located in the City of Springdale, Washington County, Arkansas, said land being more particularly described as follows:

Lots 10A and Lot 10B, R.L. Hayes Subdivision, City of Springdale, Washington County, Arkansas, also known as Washington County Parcel No. 815-22506-010 and Washington County Parcel No. 815-22506-020 ("the Property")

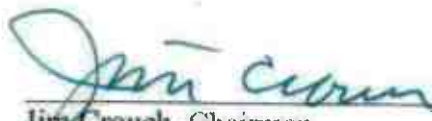
WHEREAS, Arkansas law empowers and authorizes the Board to sell or transfer real property it owns, subject to approval by the Board;

WHEREAS, the City of Springdale wishes to build a fire station on the Property which will greatly benefit other land owned by the Board, as well as other industrial property located nearby;

WHEREAS, given the benefits described herein, which constitute adequate consideration, it is reasonable to transfer the Property to the City of Springdale;

NOW THEREFORE, BE IT RESOLVED BY THE SPRINGDALE PUBLIC FACILITIES BOARD, that the Chairman and Secretary of the Springdale Public Facilities Board are hereby authorized to execute all documents necessary to effect the transfer of the Property to the City of Springdale, Arkansas.

PASSED AND APPROVED this 19th day of SEPTEMBER, 2018.


Jim Crouch, Chairman

ATTEST:


Rex Bailey, Secretary

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF
PROPERTY LOCATED AT 400 PARK STREET,
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.**

WHEREAS, Northwest Medical Center currently owns property located at 400 Park Street, Springdale, Washington County, Arkansas, Parcel Number 815-24901-000, ("the Property"), and more particularly described as follows:

A part of the Southwest Quarter of the Southeast Quarter of Section 36, Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: The North 107 feet of Lots 1, 2, and 3 and the East 15 feet of Lot 61 of the Picnic Addition, an addition to the City of Springdale, Arkansas, per the plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

WHEREAS, the owner has agreed to sell the Property to the City of Springdale for the total sum of \$235,000.00, said amount being based on an appraisal commissioned by the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor is hereby authorized to execute all documents necessary for the acquisition of the Property in the amount of \$235,000.00, plus associated closing costs, to be paid from Community Development Block Grant funds.

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXPENDITURE
OF FUNDS TO ACQUIRE A PORTION OF LAND FROM
TRINITY GRACE CHURCH OF NORTHWEST
ARKANSAS FOR THE DIXIELAND ROAD PROJECT
(PROJECT NO. 18BPS14).**

WHEREAS, the City of Springdale is in need of acquiring a portion of a tract of land for the Dixieland Road Project, Project No. 18BPS14, Tract 11, said land being owned by Trinity Grace Church of Northwest Arkansas;

WHEREAS, the City of Springdale has determined by appraisal that the sum of \$283,100.00 is the estimated just compensation for the property needed from Trinity Grace Church of Northwest Arkansas;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$325,565.00 to acquire the land needed for the project, said amount being based on an appraisal commissioned by Trinity Grace Church of Northwest Arkansas;

WHEREAS, it is the recommendation of the City Attorney and the Mayor's Office that the City Council approve the additional sum of \$42,465.00 to acquire the property needed from Trinity Grace Church of Northwest Arkansas, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of a trial;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire a portion of a tract of land for the Dixieland Road Project, Project No. 18BPS14, Tract 11, said land being owned by Trinity Grace Church of Northwest Arkansas for the total sum of \$325,565.00.

PASSED AND APPROVED this ____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

Integra Realty Resources
Fayetteville

Appraisal of Real Property

10.0 Acres - Vacant Commercial Land
Vacant Land
West Apple Blossom Avenue
Springdale, Benton County, Arkansas 72745
Client Reference: Parcel 21-00122-001

Prepared For:
Trinity Grace Church

Effective Date of the Appraisal:
January 28, 2021

Report Format:
Appraisal Report – Comprehensive Format

IRR - Fayetteville
File Number: 202-2021-0008



Executive Summary

Property Name	10.0 Acres - Vacant Commercial Land		
Address	West Apple Blossom Avenue Springdale, Benton County, Arkansas 72745		
Property Type	Land - Other		
Owner of Record	Trinity Grace Church of Northwest Arkansas		
Tax ID	21-00122-001		
Land Area	10.00 acres; 435,600 SF		
Zoning Designation	C-2, General Commercial District		
Highest and Best Use	Commercial use		
Exposure Time; Marketing Period	12 months; 12 months		
Effective Date of the Appraisal	January 28, 2021		
Date of the Report	February 2, 2021		
Property Interest Appraised	Fee Simple		
Sales Comparison Approach			
Number of Sales	5		
Range of Sale Dates	Jul 18 to Dec 20		
Range of Prices per SF (Unadjusted)	\$2.00 - \$3.37		
Market Value Conclusion	\$1,020,000	(\$2.34/SF)	

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than Trinity Grace Church may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.



RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY ATTORNEY
TO SETTLE TWO CONDEMNATION LAWSUITS
WHEREIN STEVE GEELS AND LINDA GEELS ARE
DEFENDANTS.**

WHEREAS, the City of Springdale has filed two lawsuits against Steve Geels and Linda Geels to condemn easements across two tracts of property owned by the Geels for the Gene George Boulevard (Bleaux Avenue to Elm Springs Road) (Project 18BPS1), Tract 55 and Tract 56;

WHEREAS, the City of Springdale deposited the sum of \$56,300.00 into the Registry of the Court as estimated just compensation for the easements across the two subject properties;

WHEREAS, on February 10, 2021, the City and the property owners participated in court-ordered mediation of these two cases;

WHEREAS, after the conclusion of the court-ordered mediation of these two cases, it is the recommendation of the Mayor and City Attorney that the City Council approve the additional sum of \$42,200.00 to settle these two lawsuits, as this amount is reasonable, is justified, will avoid the cost, expense, and risk of a trial, and said amount has been agreed upon by the Geels;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City Attorney is hereby authorized to settle the Steve Geels and Linda Geels condemnation lawsuits for the total sum of \$98,500.00, with the additional \$42,200.00 to be paid from the 2018 Street Bond Program Gene George Boulevard (Bleaux Avenue to Elm Springs Road) (Project 18BPS1).

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

RESOLUTION NO _____

A RESOLUTION EXPRESSING THE WILLINGNESS OF
THE CITY OF SPRINGDALE
TO UTILIZE STATE AID STREET MONIES
FOR THE FOLLOWING CITY PROJECT:

Springdale Overlay

WHEREAS: the City of Springdale understands that State Aid Street Program funds are available for certain city projects at the following participating ratios:

	<u>Work Phase</u>	<u>State Aid%</u>	<u>City%</u>
Reconstruction/Resurfacing Construction of City Projects	Preliminary Engineering	100%	-0-
	Right of Way	-0-	100%
	Utilities	-0-	100%
	Construction	90%	10%
	Construction Engineering	100%	-0-
City projects programmed But not let to contract	All Phases	-0-	100%

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that:

SECTION 1: The City will participate in accordance with its designated responsibilities in this project.

SECTION 2: The Mayor, or his designee, is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this city project.

SECTION 3: The City agrees upon completion of the project to assume the maintenance of the right-of-way by City Forces and/or others including utilities and individuals in accordance with the prevailing Arkansas Department of Transportation regulations.

SECTION 4: The City pledges its full support and hereby authorizes the Arkansas Department of transportation to initiate action to implement this project.

SECTION 5: The Mayor is hereby authorized, for this project, to institute eminent domain proceedings in any instance that an agreement has not been reached with the property owner regarding the amount of just compensation to be paid for the acquisition of property and easements. All settlements proposed by the Mayor that exceed the appraised value will be presented to the City Council for approval.

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

Ernest B. Cate, City Attorney



ARKANSAS DEPARTMENT OF TRANSPORTATION

ARDOT.gov | IDriveArkansas.com | Lorie H. Tudor, P.E., Director

STATE AID DIVISION

10324 Interstate 30 | P.O. Box 2261 | Little Rock, AR 72203-2261 | Phone: 501.569.2346 | Fax: 501.569.2348

February 1, 2021

RECEIVED FEB 08 2021

The Honorable Doug Sprouse
Mayor of Springdale
201 Spring Street
Springdale, Arkansas 72764

Job C76063
Springdale Overlay (S)
Various City Streets
Benton & Washington Counties

Dear Mayor Sprouse:

In anticipation of your request being approved by the Street Committee in February, we have prepared the enclosed set of plans for the subject job. Construction funding has not been approved at this time.

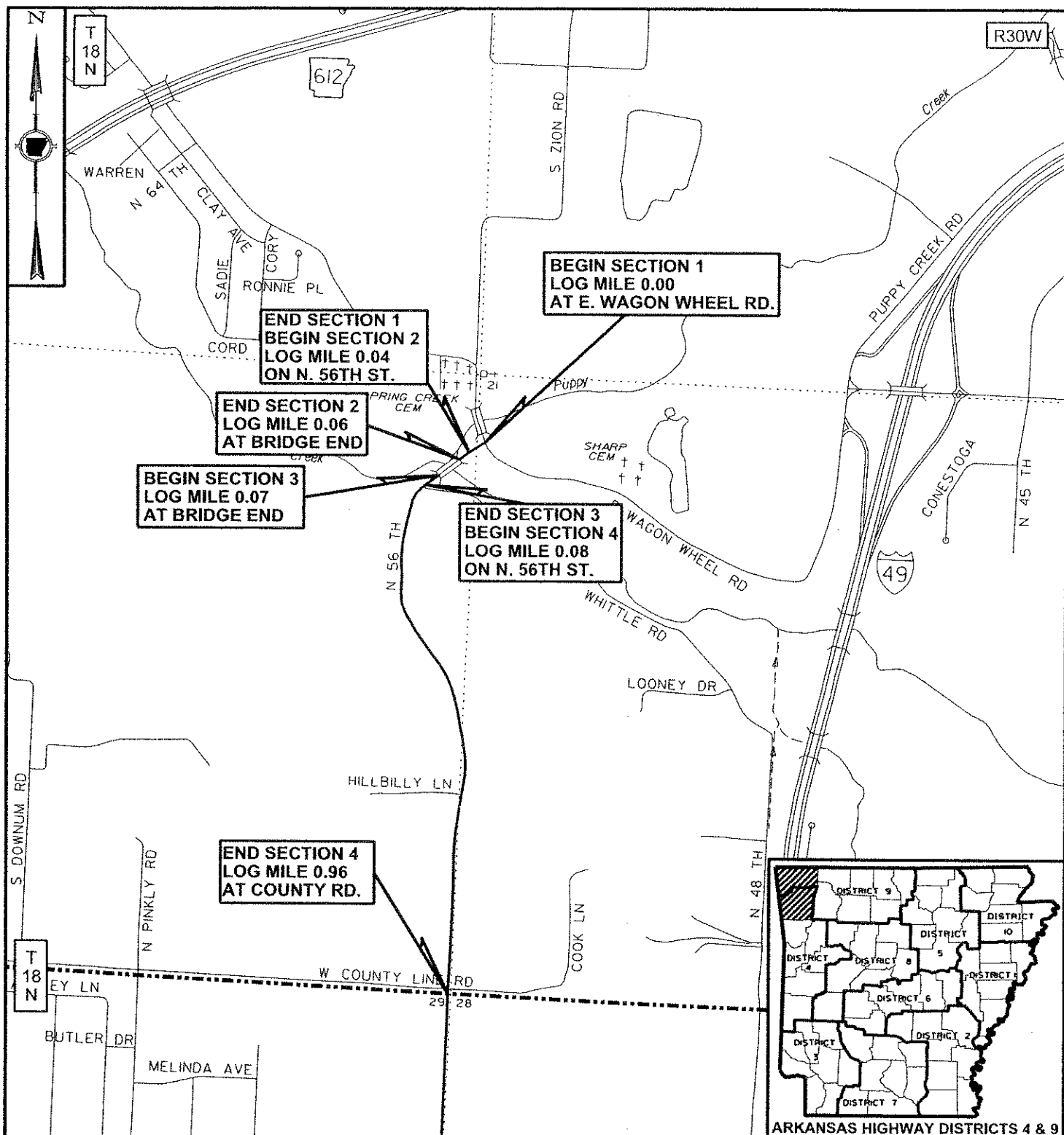
In accordance with the State Aid City Street Program law, cities with a population greater than 25,000 are required to pay 10% of the cost of the Street Program project.

Enclosed is a sample resolution for the referenced job reflecting the required 10% matching City funding. In order to proceed, the resolution is required to be on file with the State Aid Division. Please return this resolution as soon as possible.

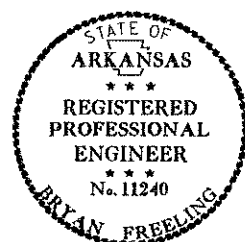
Sincerely,

Bryan Freeling
State Aid Engineer

BEF:PA:caa
Enclosures

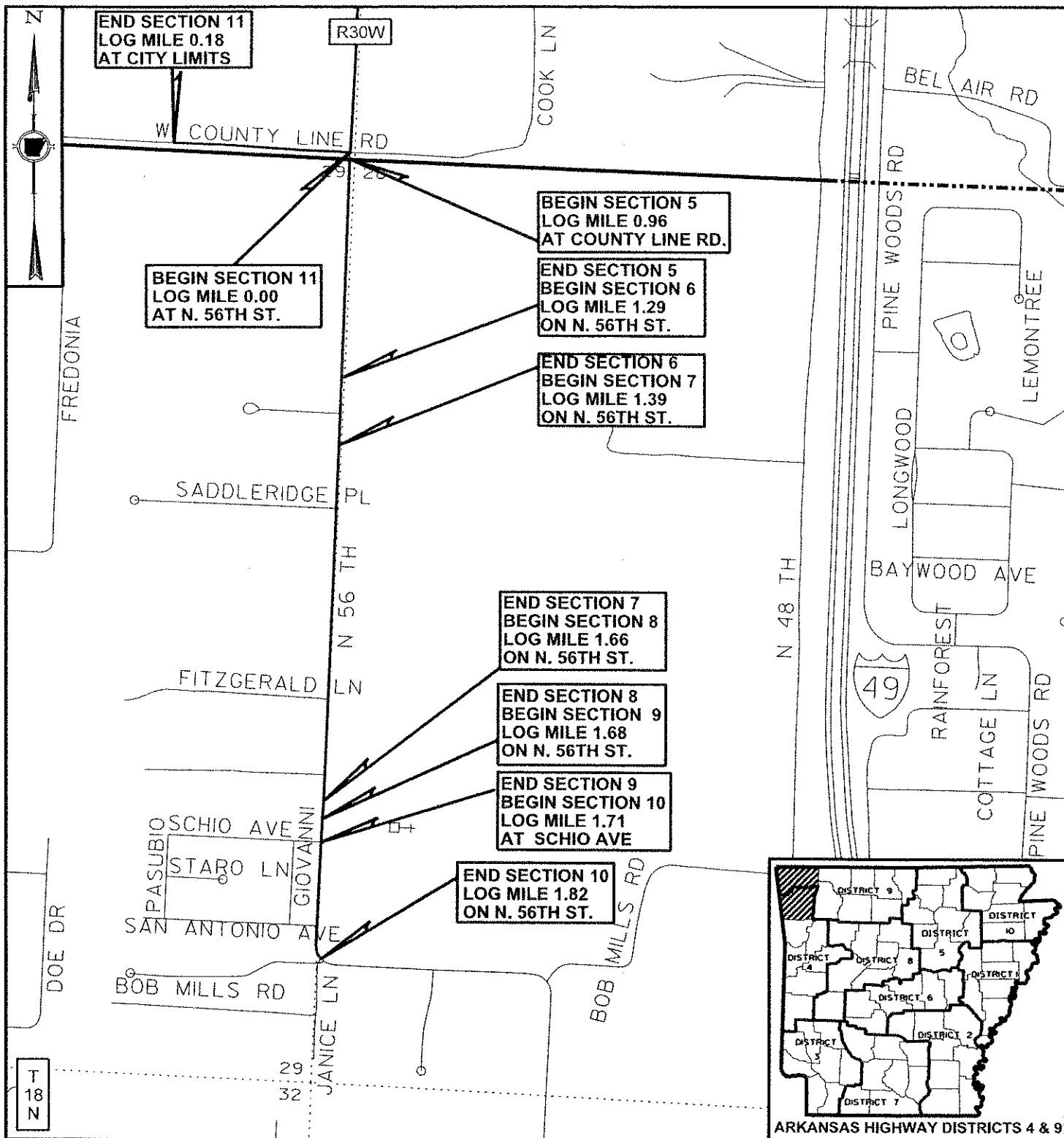


JOB C76063
SPRINGDALE OVERLAY (S)
VARIOUS CITY STREETS
BENTON & WASHINGTON COUNTIES



APPROXIMATE CENTER OF PROJECT
 LATITUDE: N 36° 12' 44"
 LONGITUDE: W 94° 11' 30"

Freeling, Bryan E.
 Feb 1 2021 4:05 PM



JOB C76063

SPRINGDALE OVERLAY (S)

VARIOUS CITY STREETS

BENTON & WASHINGTON COUNTIES



APPROXIMATE CENTER OF PROJECT
LATITUDE: N 36° 12' 44"
LONGITUDE: W 94° 11' 30"

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INDEX OF SHEETS

SHEET NO.

TITLE

1 - 2	TITLE SHEETS
3	INDEX OF SHEETS AND STANDARD DRAWINGS
4	GOVERNING SPECIFICATIONS
5	GENERAL NOTES
6 - 14	TYPICAL SECTIONS OF IMPROVEMENT
15 - 17	SPECIAL DETAILS
18 - 23	QUANTITIES
24	SCHEDULE OF BRIDGE QUANTITIES

ROADWAY STANDARD DRAWINGS

DRWG. NO.

TITLE

DATE

PM-1	PAVEMENT MARKING DETAILS	02-27-20
TC-1	STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION	11-07-19
TC-2	STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION	11-07-19
TC-3	STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION	02-27-20

GOVERNING SPECIFICATIONS

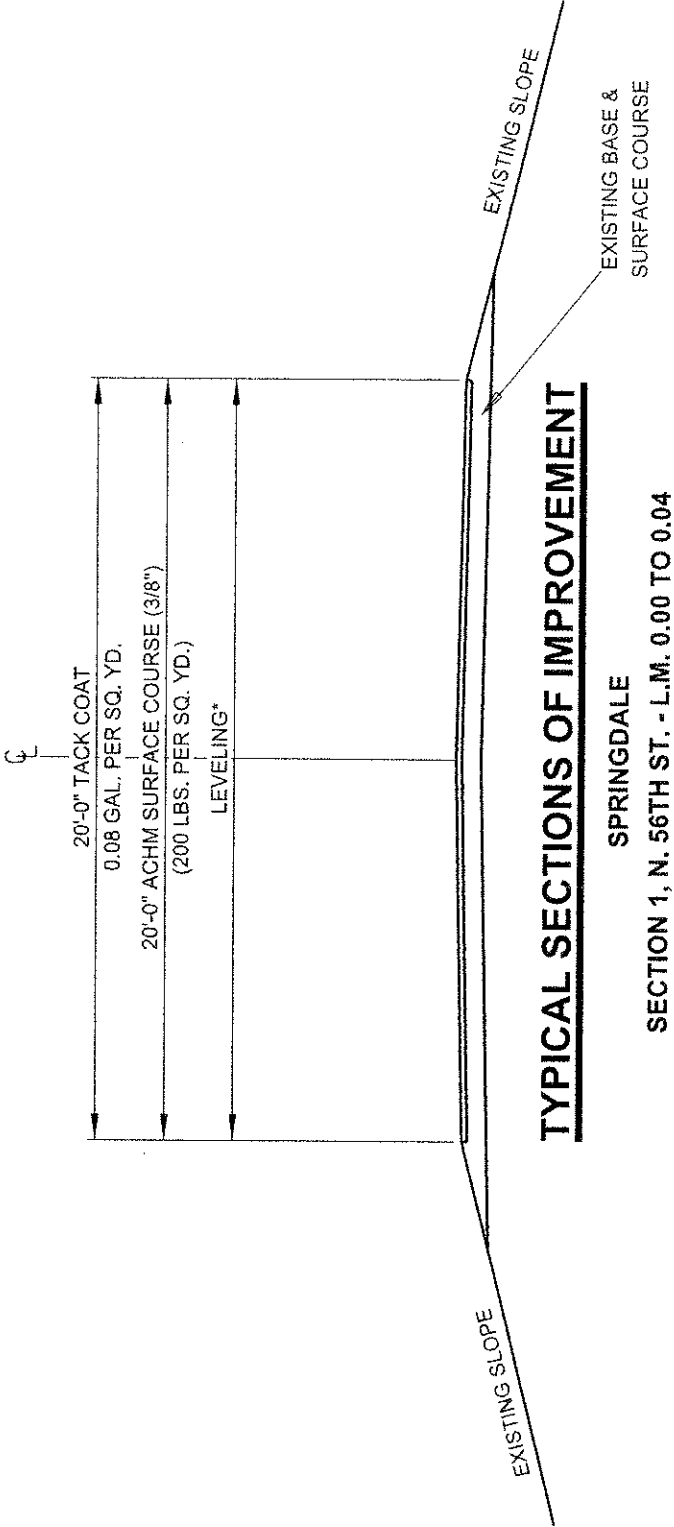
ARKANSAS STATE HIGHWAY COMMISSION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION,
EDITION OF 2014, AND THE FOLLOWING SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS.

NUMBER	TITLE
ERRATA	ERRATA FOR THE BOOK OF STANDARD SPECIFICATIONS
100-3	CONTRACTOR'S LICENSE
100-4	DEPARTMENT NAME CHANGE
102-2	ISSUANCE OF PROPOSALS
108-1	LIQUIDATED DAMAGES
108-2	WORK ALLOWED PRIOR TO ISSUANCE OF WORK ORDER
306-1	QUALITY CONTROL AND ACCEPTANCE
400-1	TACK COATS
400-4	DESIGN AND QUALITY CONTROL OF ASPHALT MIXTURES
400-5	PERCENT AIR VOIDS FOR ACHM MIX DESIGNS
400-6	LIQUID ANTI-STRIP ADDITIVE
400-7	TRACKLESS TACK
404-3	DESIGN OF ASPHALT MIXTURES
410-1	CONSTRUCTION REQUIREMENTS AND ACCEPTANCE OF ASPHALT CONCRETE PLANT MIX COURSES
410-2	DEVICES FOR MEASURING DENSITY FOR ROLLING PATTERNS
604-1	RETROREFLECTIVE SHEETING FOR TRAFFIC CONTROL DEVICES IN CONSTRUCTION ZONES
604-3	TRAFFIC CONTROL DEVICES IN CONSTRUCTION ZONES (MASH)
JOB C76063	ADJUSTMENT OF QUANTITIES FOR STATE-AID STREET PROJECTS
JOB C76063	BIDDING REQUIREMENTS AND CONDITIONS
JOB C76063	BROADBAND INTERNET SERVICE FOR ASPHALT CONCRETE PLANT
JOB C76063	DENSITIES FOR ACHM SURFACE COURSE
JOB C76063	FLEXIBLE BEGINNING OF WORK (PAVEMENT PRESERVATION, CITY AID, AND STATE AID PROJECTS)
JOB C76063	MANDATORY ELECTRONIC CONTRACT
JOB C76063	MANDATORY ELECTRONIC DOCUMENT SUBMITTAL
JOB C76063	RECYCLED ASPHALT SHINGLES
JOB C76063	SUBMISSION OF ASPHALT CONCRETE HOT MIX ACCEPTANCE TEST RESULTS
JOB C76063	WARM MIX ASPHALT

GENERAL NOTES

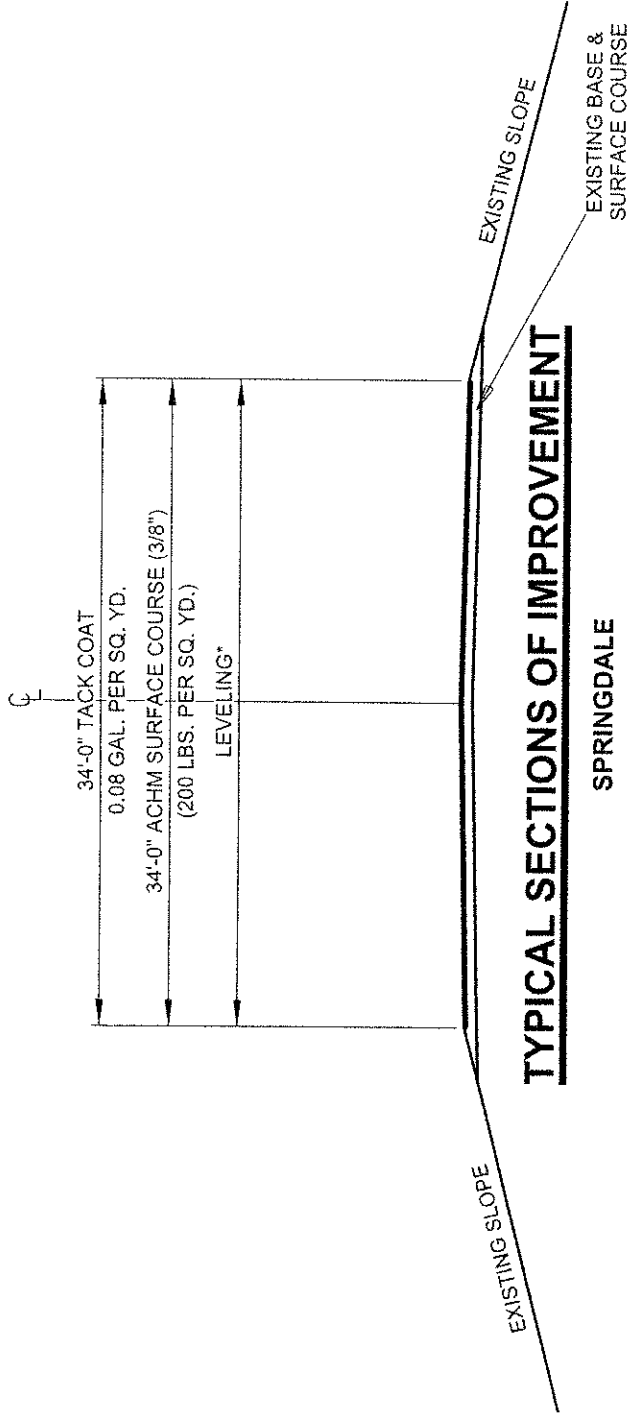
1. THE SEQUENCE AS SHOWN ON THE MAINTENANCE OF TRAFFIC PLANS IS A GENERAL OUTLINE FOR THE CONSTRUCTION OF THIS PROJECT, AND IN NO WAY IS IT INTENDED TO COVER EVERY ITEM IN THE PROJECT. ITEMS NOT CRITICAL TO THE CONSTRUCTION SEQUENCE MAY BE CONSTRUCTED IN ANY STAGE AS APPROVED BY THE RESIDENT ENGINEER.
2. SUPPLYING UTILITY RISERS AND INSTALLATION OF PERMANENT TRAFFIC SAFETY SIGNS NOT SHOWN IN THE PLANS IS THE RESPONSIBILITY OF THE CITY OF SPRINGDALE.
3. CONTRACTOR TO COORDINATE WITH THE CITY OF SPRINGDALE FOR THE ADJUSTMENT OF MANHOLES AND WATER VALVE COVERS.
4. THE CONTRACTOR SHALL CLIP GRASS AND DEBRIS FROM THE EDGE OF THE EXISTING ROADWAY. THESE "CLIPPINGS" SHALL BE PULLED UP TO THE EDGE OF THE NEW PAVEMENT. NO DIRECT PAYMENT WILL BE MADE FOR THIS WORK.

NOTE: DETAILS MAY BE MODIFIED TO MEET LOCAL
CONDITIONS AS DIRECTED BY THE ENGINEER.



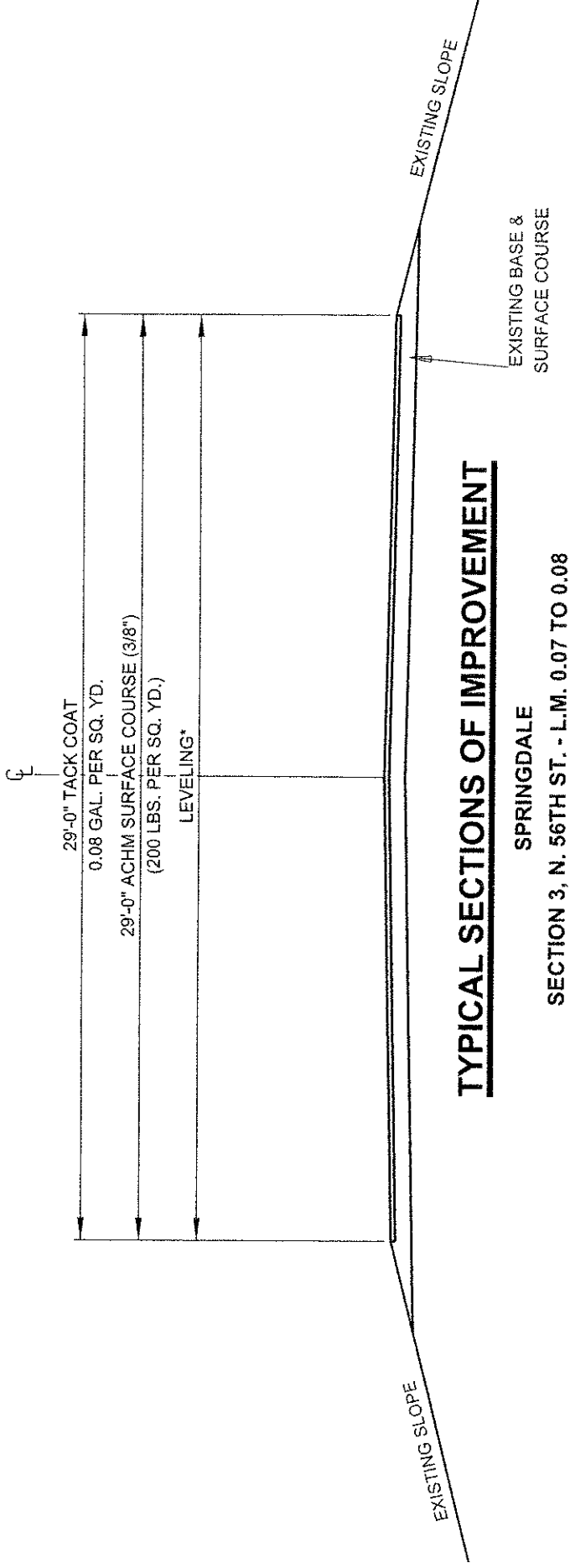
* LOCATION AND APPLICATION RATES
ARE AT THE DIRECTION OF THE
ENGINEER. SEE QUANTITY SHEET FOR
ESTIMATED AMOUNTS.

NOTE: DETAILS MAY BE MODIFIED TO MEET LOCAL
CONDITIONS AS DIRECTED BY THE ENGINEER.



* LOCATION AND
APPLICATION RATES
ARE AT THE
DIRECTION OF THE
ENGINEER. SEE
QUANTITY SHEET FOR
ESTIMATED AMOUNTS.

NOTE: DETAILS MAY BE MODIFIED TO MEET LOCAL
CONDITIONS AS DIRECTED BY THE ENGINEER.



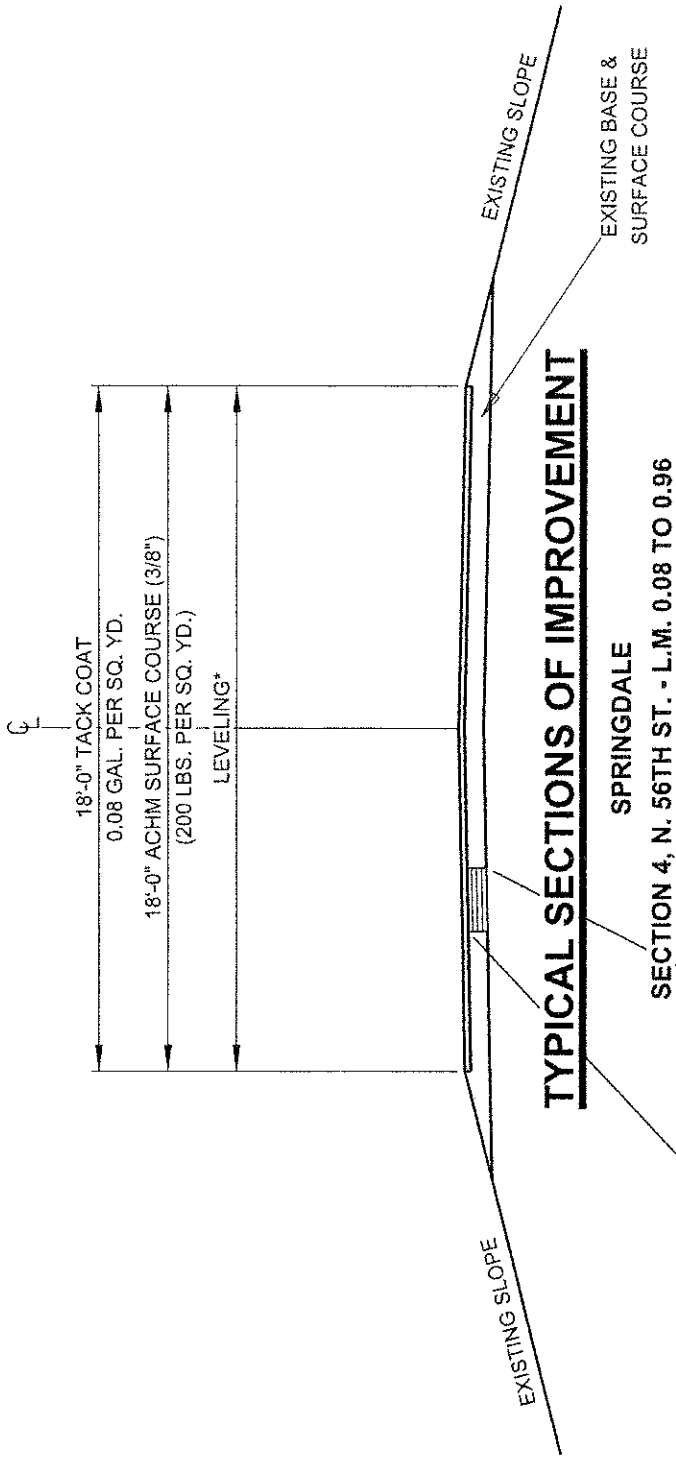
TYPICAL SECTIONS OF IMPROVEMENT

SPRINGDALE

SECTION 3, N. 56TH ST. - L.M. 0.07 TO 0.08

* LOCATION AND APPLICATION RATES
ARE AT THE DIRECTION OF THE
ENGINEER. SEE QUANTITY SHEET FOR
ESTIMATED AMOUNTS.

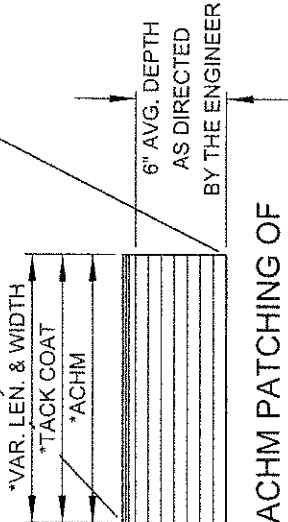
NOTE: DETAILS MAY BE MODIFIED TO MEET LOCAL
CONDITIONS AS DIRECTED BY THE ENGINEER.



TYPICAL SECTIONS OF IMPROVEMENT

SPRINGDALE

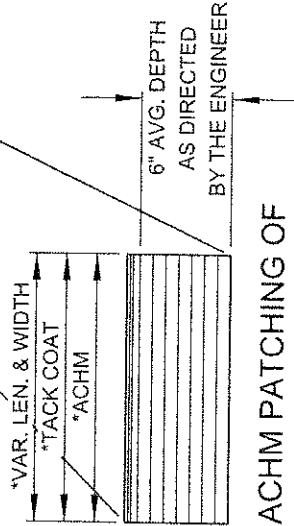
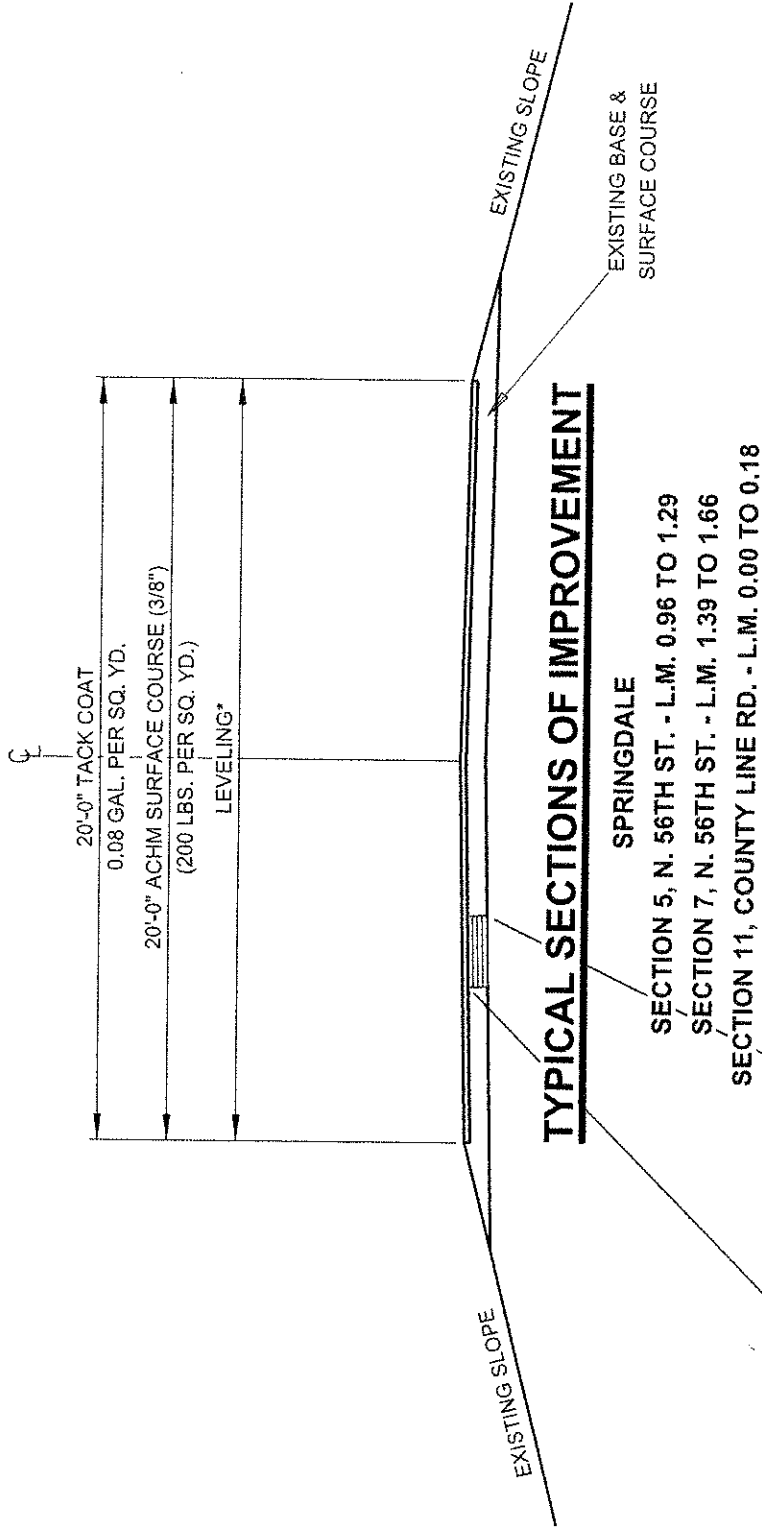
SECTION 4, N. 56TH ST. - L.M. 0.08 TO 0.96



* LOCATION AND APPLICATION RATES
ARE AT THE DIRECTION OF THE
ENGINEER. SEE QUANTITY SHEET FOR
ESTIMATED AMOUNTS.

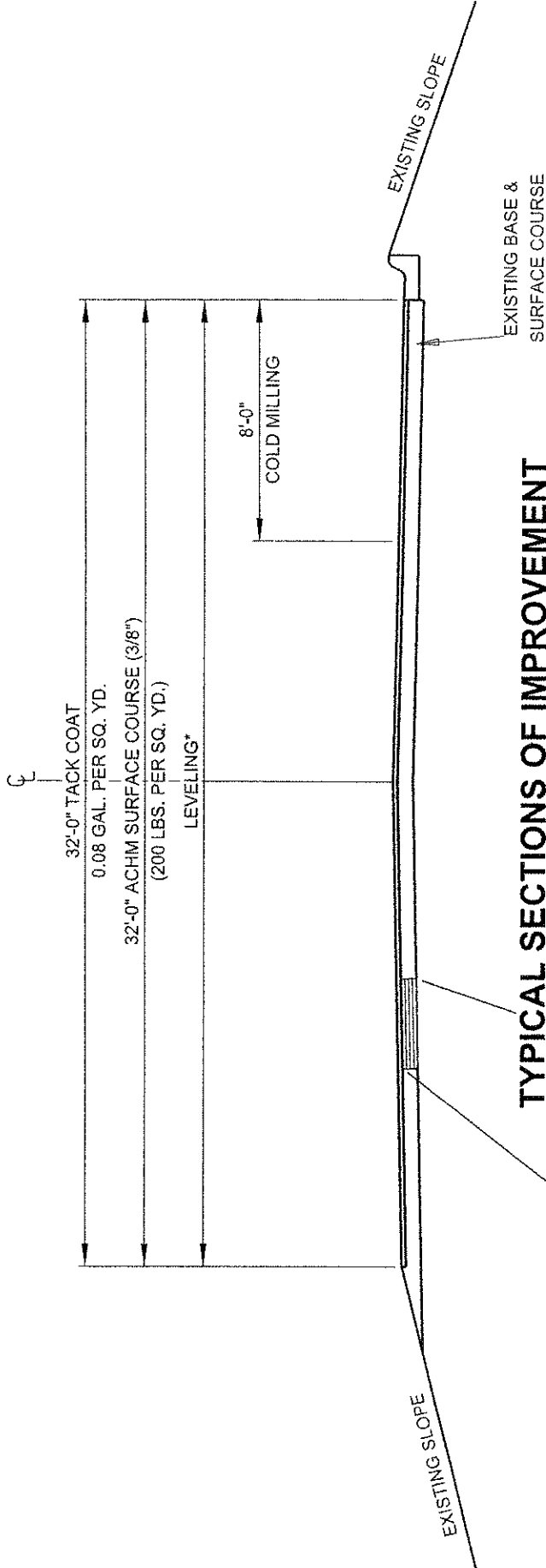
ACHM PATCHING OF
EXISTING ROADWAY
PAY ITEMS AND CONSTRUCTION
REQUIREMENTS ARE AS DEFINED
IN SECTION 415 OF THE STANDARD
SPECIFICATIONS FOR HIGHWAY
CONSTRUCTION.

NOTE: DETAILS MAY BE MODIFIED TO MEET LOCAL
CONDITIONS AS DIRECTED BY THE ENGINEER.



* LOCATION AND APPLICATION RATES
ARE AT THE DIRECTION OF THE
ENGINEER. SEE QUANTITY SHEET FOR
ESTIMATED AMOUNTS.

NOTE: DETAILS MAY BE MODIFIED TO MEET LOCAL CONDITIONS AS DIRECTED BY THE ENGINEER.



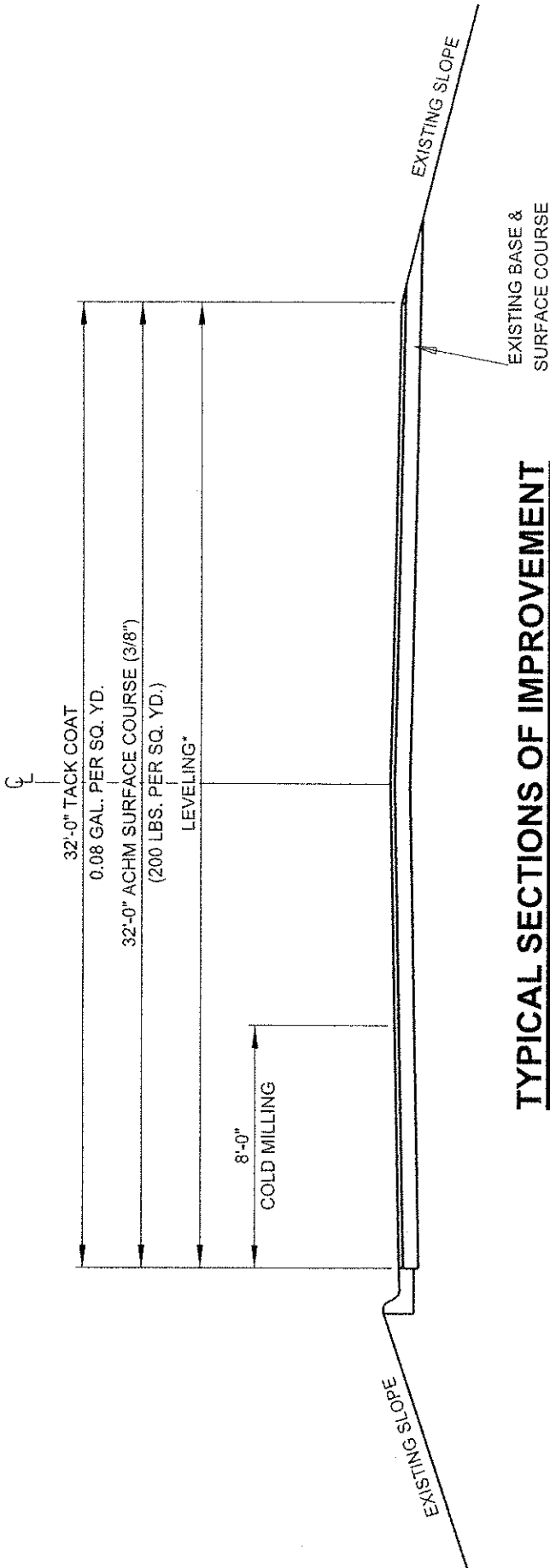
TYPICAL SECTIONS OF IMPROVEMENT

SPRINGDALE
SECTION 6, N. 56TH ST. - L.M. 1.29 TO 1.39

* LOCATION AND APPLICATION
RATES ARE AT THE DIRECTION OF THE
ENGINEER. SEE QUANTITY SHEET FOR
ESTIMATED AMOUNTS.

**ACHM PATCHING OF
EXISTING ROADWAY**
PAY ITEMS AND CONSTRUCTION
REQUIREMENTS ARE AS DEFINED
IN SECTION 415 OF THE STANDARD
SPECIFICATIONS FOR HIGHWAY
CONSTRUCTION.

NOTE: DETAILS MAY BE MODIFIED TO MEET LOCAL
CONDITIONS AS DIRECTED BY THE ENGINEER.



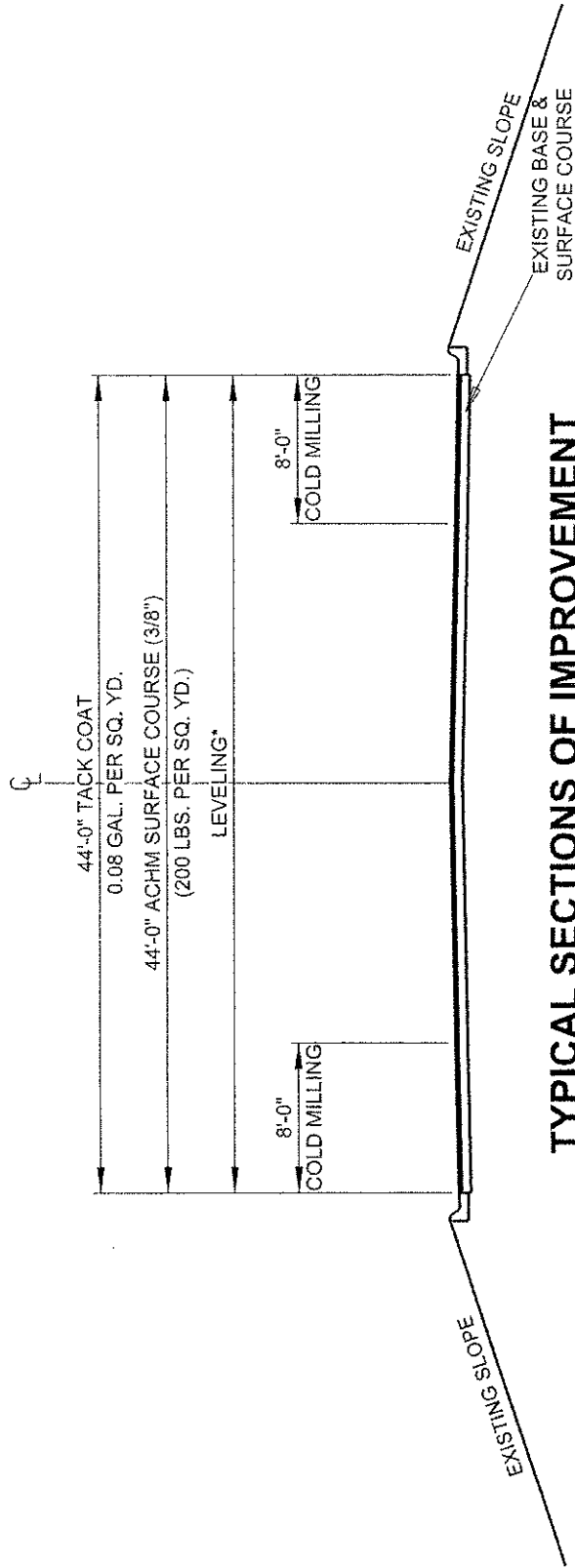
TYPICAL SECTIONS OF IMPROVEMENT

SPRINGDALE

SECTION 8, N. 56TH ST. - L.M. 1.66 TO 1.68

* LOCATION AND APPLICATION
RATES ARE AT THE DIRECTION OF THE
ENGINEER. SEE QUANTITY SHEET FOR
ESTIMATED AMOUNTS.

NOTE: DETAILS MAY BE MODIFIED TO MEET LOCAL
CONDITIONS AS DIRECTED BY THE ENGINEER.



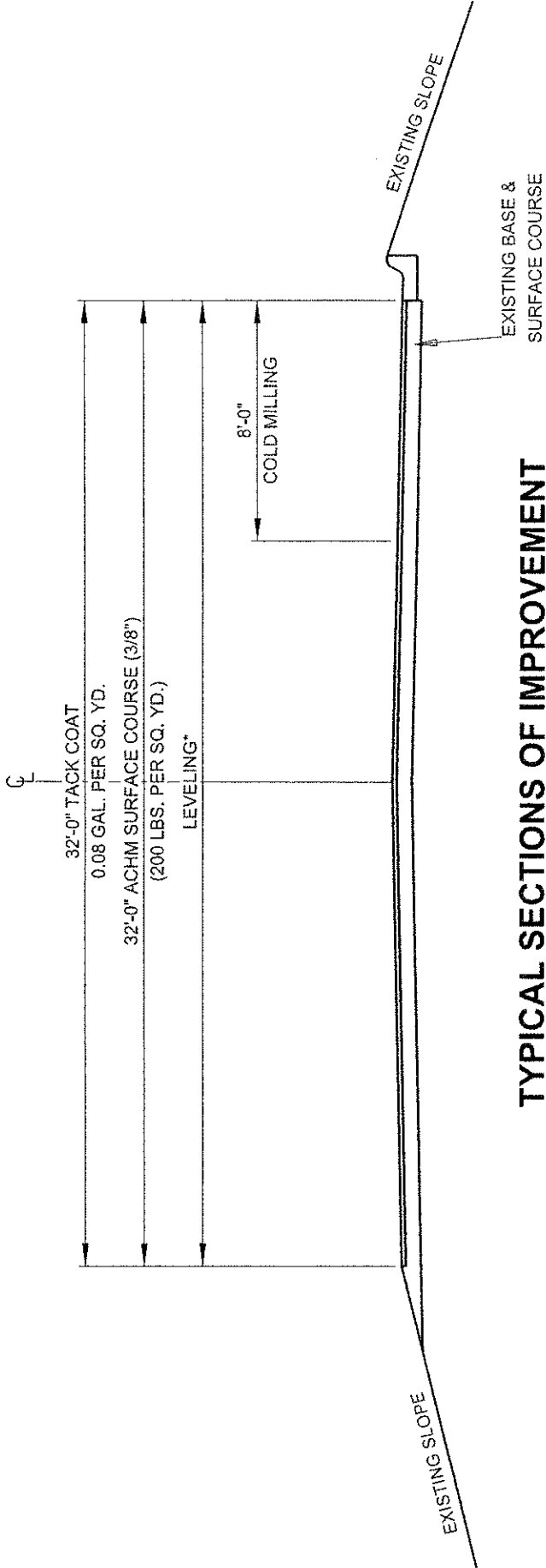
TYPICAL SECTIONS OF IMPROVEMENT

SPRINGDALE

SECTION 9, N. 56TH ST. - L.M. 1.68 TO 1.71

* LOCATION AND
APPLICATION RATES
ARE AT THE
DIRECTION OF THE
ENGINEER. SEE
QUANTITY SHEET FOR
ESTIMATED AMOUNTS.

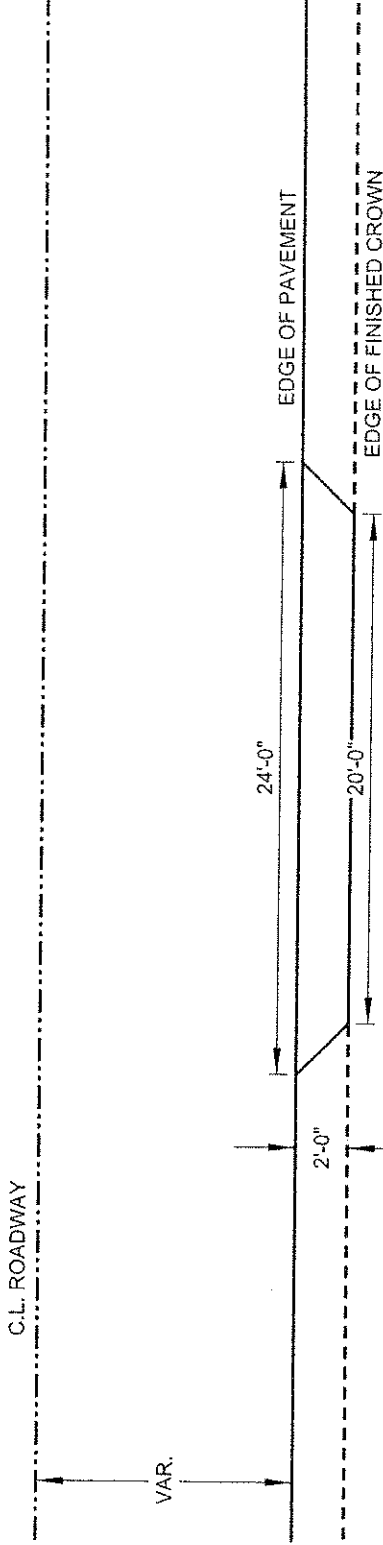
NOTE: DETAILS MAY BE MODIFIED TO MEET LOCAL
CONDITIONS AS DIRECTED BY THE ENGINEER.



TYPICAL SECTIONS OF IMPROVEMENT

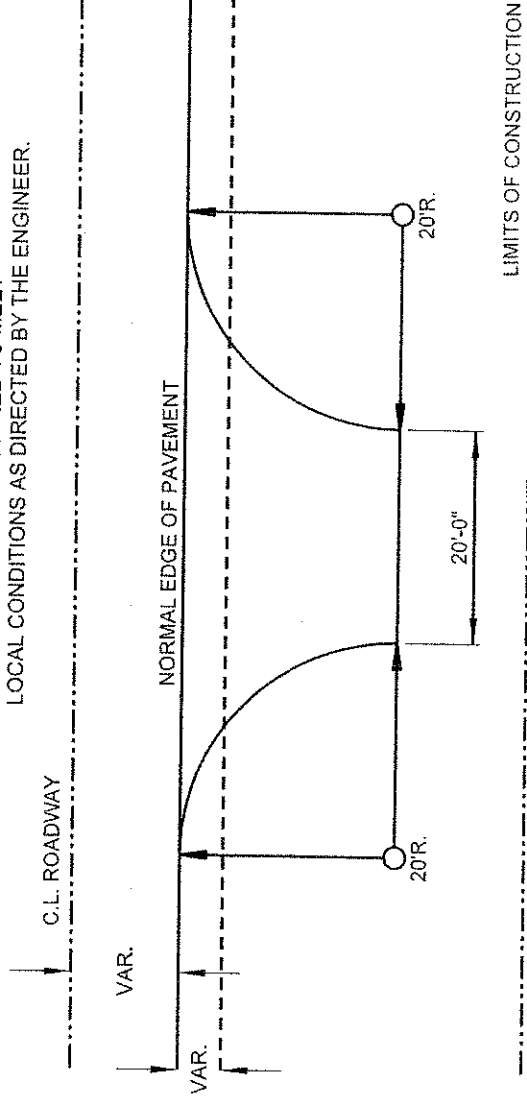
SPRINGDALE
SECTION 10, N. 56TH ST. - L.M. 1.71 TO 1.82

* LOCATION AND APPLICATION
RATES ARE AT THE DIRECTION OF THE
ENGINEER. SEE QUANTITY SHEET FOR
ESTIMATED AMOUNTS.



TYPICAL PRIVATE ENTRANCE
ADDITIONAL SURFACING AREA = 4.9 SQ. YDS.

NOTE: DIMENSIONS MAY BE MODIFIED TO MEET
 LOCAL CONDITIONS AS DIRECTED BY THE ENGINEER.



TYPICAL CITY TURNOUT
ADDITIONAL SURFACING AREA = 63.5 SQ. YDS.

FINAL SURFACE

200 LBS. PER SQ. YD. ACHM

FINAL SURFACE

EXISTING SURFACE

EXISTING SURFACE

MILLED SURFACE

200 LBS. PER SQ. YD. ACHM

OVERLAY SECTION

MILLING SECTION - 50' TAPER 0" TO 1.82"

**BEGIN SECTION
END SECTION
BRIDGE ENDS**

PROFILE VIEW

NOT TO SCALE

**PAVEMENT TRANSITION
DETAILS FOR COLD MILLING
AT SECTION ENDS AND BRIDGE ENDS**

SECTIONS 1, 2, 3, & 10

LOCATIONS

- L.M. 0.00 TO 0.01, SECTION 1
- L.M. 0.05 TO 0.06, SECTION 2
- L.M. 0.07 TO 0.08, SECTION 3
- L.M. 1.81 TO 1.82, SECTION 10

**NOTE: DIMENSIONS ARE APPROXIMATED AND MAY BE
MODIFIED AS DIRECTED BY THE ENGINEER.**

**NOTE: FOR COLD MILLING ASPHALT PAVEMENT
TRANSITION, TAPER 50' OF FINAL SURFACE
TO CREATE A 1.82" PAVING NOTCH, AT
VARIOUS LOCATIONS, AS SHOWN ABOVE.
OVERLAY MILLED AREAS USING 200 LBS.
PER SQ. YD. OF ACHM.**

**NOTE: MATERIAL PRODUCED FROM COLD MILLING
ASPHALT PAVEMENT SHALL REMAIN THE
PROPERTY OF THE CONTRACTOR.**

JOB C76063

SHEET 16 OF 24

FINAL SURFACE

200 LBS. PER SQ. YD. ACHM

FINAL SURFACE

EXISTING SURFACE

EXISTING SURFACE

**MILLED SURFACE
VARIABLE**

200 LBS. PER SQ. YD. ACHM

MILLING SECTION - 8' TAPER 0" TO 1.82"

PROFILE VIEW

NOT TO SCALE

**PAVEMENT TRANSITION
DETAILS FOR COLD MILLING
ALONG SECTIONS WITH CURB AND GUTTER GUTTER ELEVATION**

SECTION 6, 8, 9, AND 10

LOCATION

SECTION 6 - LOG MILE 1.29 TO 1.39 ON RIGHT

SECTION 8 - LOG MILE 1.66 TO 1.68 ON LEFT

SECTION 9 - LOG MILE 1.68 TO 1.71 ON LEFT AND RIGHT

SECTION 10 - LOG MILE 1.71 TO 1.82 ON RIGHT

1.82"

**FINAL SURFACE SHALL
BE FLUSH WITH**

**NOTE: TAPER 7.3' OF MILLED SURFACE TO CREATE
A 1.82" PAVING NOTCH, AT VARIOUS
SECTIONS ADJACENT TO CURB AND
GUTTER, AS SHOWN ABOVE. OVERLAY
MILLED AREAS USING 200 LBS. PER SQ. YD.
OF ACHM.**

**NOTE: MATERIAL PRODUCED FROM COLD MILLING
ASPHALT PAVEMENT SHALL REMAIN THE
PROPERTY OF THE CONTRACTOR.**

JOB C76063

SHEET 17 OF 24

COLD MILLING ASPHALT PAVEMENT

DESCRIPTION	LOG MILE		LENGTH LIN. FT.	COLD MILLING ASPHALT PAVEMENT	
	FROM	TO		WIDTH	SQ. YD.
SECTION 1 - N. 56TH ST.					
BEGIN SECTION	0.00	0.01	50	20.00	111.1
SECTION 2 - N. 56TH ST.					
BRIDGE END	0.05	0.06	50	34.00	188.9
SECTION 3 - N. 56TH ST.					
BRIDGE END	0.07	0.08	50	29.00	161.1
SECTION 6 - N. 56TH ST.					
ENTIRE SECTION - 8' ON RIGHT	1.29	1.39	528	8.0	469.3
SECTION 8 - N. 56TH ST.					
ENTIRE SECTION - 8' ON LEFT	1.66	1.68	106	8.0	94.2
SECTION 9 - N. 56TH ST.					
ENTIRE SECTION - 8' ON LEFT & RIGHT	1.68	1.71	158	16.0	280.9
SECTION 10 - N. 56TH ST.					
ENTIRE SECTION - 8' ON RIGHT	1.71	1.82	581	8.0	516.4
END SECTION	1.81	1.82	50	32.00	177.8
TOTAL:					1999.7

USE:

2000

SURFACING (BOX 1 OF 2)

LOCATION	LOG MILE		LENGTH	TACK COAT				ACHM SURFACE COURSE (3/8")*			
	FROM	TO		LIN. FT.	WIDTH	SQ. YD.	GAL.	WIDTH	SQ. YD.	TON	
SECTION 1 - N. 56TH ST.											
MAIN LANES	0.00	0.04	211	20.00	468.9	37.5	20.00	468.9	46.9		
LEVELING						7.5			5.0		
SECTION 2 - N. 56TH ST.											
MAIN LANES	0.04	0.06	106	34.00	400.4	32.0	34.00	400.4	40.0		
LEVELING						7.5			5.0		
SECTION 3 - N. 56TH ST.											
MAIN LANES	0.07	0.08	53	29.00	170.8	13.7	29.00	170.8	17.1		
LEVELING						7.5			5.0		
SECTION 4 - N. 56TH ST.											
MAIN LANES	0.08	0.96	4846	18.00	9292.0	743.4	18.00	9292.0	929.2		
30 PRIVATE ENTRANCES					147.0	11.8		147.0	14.7		
3 CITY STREET TURNOUTS					190.5	15.2		190.5	19.1		
LEVELING						210.0			140.0		
SECTION 5 - N. 56TH ST.											
MAIN LANES	0.96	1.29	1742	20.00	3871.1	309.7	20.00	3871.1	387.1		
10 PRIVATE ENTRANCES					49.0	3.9		49.0	4.9		
LEVELING						90.0			60.0		
SECTION 6 - N. 56TH ST.											
MAIN LANES	1.29	1.39	528	32.00	1877.3	150.2	32.00	1877.3	187.7		
2 PRIVATE ENTRANCES					9.8	0.8		9.8	1.0		
1 CITY STREET TURNOUT					63.5	5.1		63.5	6.4		
LEVELING						45.0			30.0		
SUBTOTALS (BOX 1 OF 2):						1690.8			1899.1		

BASIS OF ESTIMATE:
TACK COAT _____ 0.08 GAL. PER SQ. YD.
ACHM SURFACE COURSE (3/8") _____ 200 POUND PER SQ. YD.

*Nmax=115

VOLUME CONTROL:
ASPHALT BINDER (PG 64-22) IN ACHM SURFACE COURSE (3/8") _____ 6.0%
MINERAL AGGREGATE IN ACHM SURFACE COURSE (3/8") _____ 94.0%

SURFACING (BOX 2 OF 2)

LOCATION	LOG MILE		LENGTH	TACK COAT			ACHM SURFACE COURSE (3/8")*		
	FROM	TO	LIN. FT.	WIDTH	SQ. YD.	GAL.	WIDTH	SQ. YD.	TON
SECTION 7 - N. 56TH ST.									
MAIN LANES	1.39	1.66	1426	20.00	3168.9	253.5	20.00	3168.9	316.9
12 PRIVATE ENTRANCES					58.8	4.7		58.8	5.9
1 CITY STREET TURNOUT					63.5	5.1		63.5	6.4
LEVELING						75.0			50.0
SECTION 8 - N. 56TH ST.									
MAIN LANES	1.66	1.68	106	32.00	376.9	30.2	32.00	376.9	37.7
1 PRIVATE ENTRANCE					4.9	0.4		4.9	0.5
LEVELING						7.5			5.0
SECTION 9 - N. 56TH ST.									
MAIN LANES	1.68	1.71	158	44.00	772.4	61.8	44.00	772.4	77.2
1 CITY STREET TURNOUT					63.5	5.1		63.5	6.4
LEVELING						15.0			10.0
SECTION 10 - N. 56TH ST.									
MAIN LANES	1.71	1.82	581	32.00	2065.8	165.3	32.00	2065.8	206.6
1 PRIVATE ENTRANCE					4.9	0.4		4.9	0.5
1 CITY STREET TURNOUT					63.5	5.1		63.5	6.4
LEVELING						45.0			30.0
SECTION 11 - COUNTY LINE RD.									
MAIN LANES	0.00	0.18	950	20.00	2111.1	168.9	20.00	2111.1	211.1
4 PRIVATE ENTRANCES					19.6	1.6		19.6	2.0
LEVELING						45.0			30.0
SUBTOTALS (BOX 2 OF 2):						889.6			1002.6
TOTALS:						2580.4			2901.7

USE: 2580 2902

BASIS OF ESTIMATE:

TACK COAT 0.08 GAL. PER SQ. YD.
ACHM SURFACE COURSE (3/8") 200 POUND PER SQ. YD.

*Nmax=115

VOLUME CONTROL:

ASPHALT BINDER (PG 64-22) IN ACHM SURFACE COURSE (3/8") 6.0%
MINERAL AGGREGATE IN ACHM SURFACE COURSE (3/8") 94.0%

JOB C76063

SHEET 23 OF 24

[illegible]

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF
TWO TRACTS OF PROPERTY LOCATED ON DOWNUM
ROAD, SPRINGDALE, BENTON COUNTY, ARKANSAS.**

WHEREAS, James Beavers and Priscilla Beavers currently owns two tracts of property located on Downum Road, Springdale, Benton County, Arkansas, Parcel Number 21-00167-504 and Parcel No. 21-00167-542, ("the Property"), and more particularly described as follows:

A PART OF THE SE1/4 OF THE NW1/4 AND A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S86°02'31"E 117.23 FEET FROM THE SW CORNER OF SAID SE1/4 OF THE NW1/4 AND RUNNING THENCE N02°04'35"E 214.01 FEET TO AN EXISTING REBAR, THENCE S86°25'20"E 211.13 FEET TO AN EXISTING REBAR, THENCE S02°20'47"W 436.72 FEET TO AN EXISTING REBAR, THENCE N86°34'54"W 198.00 FEET, THENCE N02°39'16"E 223.18 FEET TO AN EXISTING REBAR, THENCE N86°02'31 "W 13.31 FEET TO THE POINT OF BEGINNING, CONTAINING 2.04 ACRES, MORE OR LESS.

WHEREAS, the owner has agreed to sell the Property to the City of Springdale for the total sum of \$139,900.00;

WHEREAS, the City wishes to purchase the Property upon the receipt of an appraisal showing the value of the Property to be at least \$139,900.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor is hereby authorized, upon receipt of an appraisal of the Property showing the value of the Property to be at least \$139,900.00, to execute all documents necessary for the acquisition of the Property in the amount of \$139,900.00, plus associated closing costs, to be paid from the City's General funds.

PASSED AND APPROVED this ____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

PLAT OF SURVEY

TOTAL ACREAGE
PARCELS
#21-00167-542
#21-00167-504
2.04 ACRES +/-

PARCEL #21-00167-504
1.00 ACRES +/-

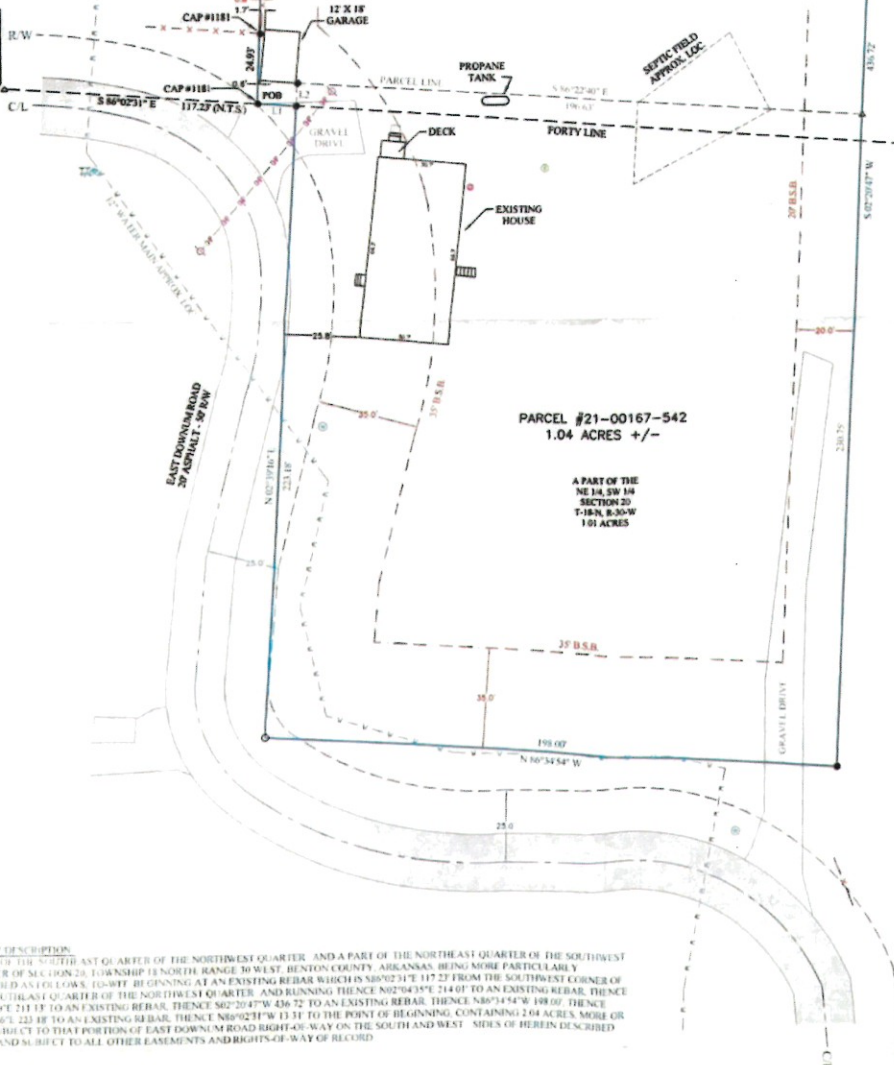
A PART OF THE
SE 1/4, NW 1/4
SECTION 20
T-18N, R-30W
1.00 ACRES

PARCEL #21-00167-542
1.04 ACRES +/-

A PART OF THE
NE 1/4, SW 1/4
SECTION 20
T-18N, R-30W
1.01 ACRES

LINE	BEARING	DISTANCE
1	S 89°27'30" E	211.11
2	N 02°03'30" E	271.00

POC
SW CORNER
SE 1/4, NW 1/4
SECTION 20
T-18N, R-30W
PER SURVEY
2004-02



FIELD WORK
SEPTEMBER 7, 2018

BASIS OF BEARING
GPS OBSERVATION - ARKANSAS NORTH ZONE

REFERENCE DOCUMENTS
1) WARRANTY DEED FILED IN BOOK 2001 AT PAGE 18271
2) WARRANTY DEED FILED IN BOOK 2012 AT PAGE 22756
3) SURVEY PLAT FILED IN BOOK 2004 AT PAGE 52
4) SURVEY PLAT FILED IN BOOK 5 AT PAGE 28

PROPERTY ZONED
A-1

BUILDING SETBACKS
FRONT 350
SIDE 200
SIDE CORNER INTERIOR 350
SIDE CORNER EXTERIOR 350
REAR 350

NOTE
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM
OBSERVED EVIDENCE OF ABOVE GROUND
APPURTENANCES. ALL UTILITY LINES APPEARING ON
THIS PLAT, AS WELL AS THOSE THAT MAY EXIST
UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING
ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY
LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS
PLAT.

FLOOD CERTIFICATION
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD
ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD
INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR
BENTON COUNTY, ARKANSAS
(FORM PANEL #0507C04R) DATED 9-28-2007



GRAPHIC SCALE (IN FEET)
1 Inch = 300'
STATE RECORDING NUMBER
S00-18N-30W-02-20-304-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 7TH DAY OF SEPTEMBER, 2018.



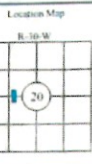
IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL AND NOT BLUE IN COLOR
THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY
HAVE BEEN ALTERED. THE ABOVE CERTIFICATION
SHALL NOT APPLY TO ANY COPY THAT DOES NOT
BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



CURVEY DESCRIPTION
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: 10-00 FT. BEGINNING AT AN EXISTING REBAR WHICH IS 89°27'30" E 117.27' FROM THE SOUTHWEST CORNER OF
SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND RUNNING THENCE N89°27'30" E 214.00' TO AN EXISTING REBAR, THENCE
S89°27'30" E 211.11' TO AN EXISTING REBAR, THENCE S02°03'30" E 271.00' TO AN EXISTING REBAR, THENCE N89°27'30" E 100.00', THENCE
N02°03'30" E 223.18' TO AN EXISTING REBAR, THENCE N89°27'30" E 13.31' TO THE POINT OF BEGINNING, CONTAINING 2.04 ACRES, MORE OR
LESS, SUBJECT TO THAT PORTION OF EAST DOWN ROAD RIGHT-OF-WAY ON THE SOUTH AND WEST SIDES OF HEREIN DESCRIBED
TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FOR THE ASSOCIATES OF
JAMES & PRISCILLA
BEAVERS
ADDRESS
4741 E. DOWN ROAD
SPRINGDALE, ARKANSAS
DATE 09/18/18 SCALE 1"=30'
LOCATION
SECTION 20
TOWNSHIP 18 NORTH
RANGE 30 WEST
A PART OF
SURVEYED BY
JWBH JWBH
DRAWN BY
JWBH JWBH
CHECKED BY
JWBH JWBH
CDA # 330



LEGEND:
THESE STANDARD SYMBOLS
BE FOUND IN THE DRAWING:
● FOUND IN REBAR
○ SET BY REBAR
▲ CONCRETE PIER
○ WATER VALVE
○ FIRE HYDRANT
○ CULVERT
○ SEPTIC LID
○ PUMPED LID
○ WATER METER
--- BOUNDARY LINE (MEASURED)
--- PARCEL LINE (EXISTING)
--- FORTY LINE (E LINE)
--- CENTERLINE OF ROAD
--- RIGHT-OF-WAY
--- WATER LINE
--- UNDERGROUND POWER LINE
--- BUILDING SETBACK
--- FENCE
--- SEPTIC FIELD
--- WATER METER



RECORDING NUMBER/DATE

Pg 45

RESOLUTION NO. _____

**A RESOLUTION DESIGNATING A PROJECT FOR THE
USE OF FUNDS CONTRIBUTED BY THE SPRINGDALE
PUBLIC FACILITIES BOARD.**

WHEREAS, the City of Springdale is planning to widen and make other improvements to Kendrick Avenue between Arkansas Highway 265 and Old Wire Road;

WHEREAS, the Springdale Public Facilities Board owns real property located on both sides of Kendrick Avenue, is marketing this property for future industrial development, and will benefit from the Kendrick Avenue Street Improvement Project;

WHEREAS, the Springdale Public Facilities Board wishes to contribute to a project as designated by the Springdale City Council;

WHEREAS, on June 16, 2020, the Springdale Public Facilities Board adopted a Resolution memorializing its commitment to contribute the sum of Two Million Dollars (\$2,000,000.00) to the City of Springdale, with said sum to be derived from the sale of Springdale Public Facilities Board owned property, to be applied to the cost of any project designated by Resolution of the Springdale City Council; and

WHEREAS, the City of Springdale wishes to designate the project for which the aforementioned funds contributed by the Springdale Public Facilities Board will be applied.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Luther George Park Improvement Project is hereby designated as the project for which the \$2,000,000.00 contribution from the Springdale Public Facilities Board will be applied, and the City Clerk shall direct that a copy of this Resolution be communicated to the Springdale Public Facilities Board.

PASSED AND APPROVED this _____ day of _____, 2021.

Jim Crouch, Chairman

ATTEST:

Rex Bailey, Secretary

RESOLUTION NO. _____

**A RESOLUTION STATING THE INTENT OF THE PUBLIC
FACILITIES BOARD TO CONTRIBUTE TO A CITY
CAPITAL IMPROVEMENT PROJECT.**

WHEREAS, the City of Springdale is planning to widen and make other improvements to Kendrick Avenue between Arkansas Highway 265 and Old Wire Road;

WHEREAS, the Springdale Public Facilities Board owns real property located on both sides of Kendrick Avenue, is marketing this property for future industrial development, and will benefit from the Kendrick Avenue Street Improvement Project;

WHEREAS, the Springdale Public Facilities Board wishes to contribute to a Capital Improvement Project when funds become available;

NOW THEREFORE, BE IT RESOLVED BY THE SPRINGDALE PUBLIC FACILITIES BOARD, that the Springdale Public Facilities Board will contribute the total sum of Two Million Dollars (\$2,000,000.00) to a project designated by the City of Springdale, said sum to be derived from the sale of any property or properties currently owned by the Springdale Public Facilities Board. If the Springdale Public Facilities Board sells property prior to the City Council designating a project then, subject to any obligations of the current bond issue of the Springdale Public Facilities Board, funds will be deposited and held by the Springdale City Clerk until the City Council by Resolution designates such a project.

PASSED AND APPROVED this 16 day of June, 2020.


Jim Crouch, Chairman

ATTEST:


Rex Bailey, Secretary

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE GRANT OF A
GENERAL UTILITY/WATER/SEWER EASEMENT
ACROSS PROPERTIES OWNED BY THE CITY OF
SPRINGDALE, BENTON COUNTY, ARKANSAS.**

WHEREAS, the City of Springdale, Arkansas, owns properties known as Parcel No. 21-00167-470, Parcel No. 21-00167-471, and Parcel No. 21-00167-545, Benton County, Arkansas ("the Properties");

WHEREAS, the Springdale Water and Sewer Commission is in need of a water/sewer easement across the Properties for water/sewer improvements, as shown on the attached Exhibit "A";

WHEREAS, the water/sewer easement is necessary for the construction and improvement of water/sewer facilities to enhance capacity in the area of the Properties, and will be beneficial to future growth and development of the area;

WHEREAS, certain utility lines were relocated as a result of the construction of Shaw Family Park, and it is necessary that a general utility easement be granted to document and preserve these easements; and

WHEREAS, Ark. Code Ann. §14-54-302 provides that the Mayor and City Clerk may execute the attached easement document (Exhibit "B") when authorized to do so by Resolution approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor and City Clerk are hereby authorized to execute the attached easement document granting a general utility/water/sewer easement across the Properties.

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

UTILITY EASEMENT

STATE OF ARKANSAS
COUNTY OF BENTON

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of **One Dollar (\$1.00)** and other valuable considerations to the undersigned, **CITY OF SPRINGDALE, ARKANSAS, a municipal corporation**, paid, the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, SELL AND CONVEY unto the **CITY OF SPRINGDALE WATER AND SEWER COMMISSION**, all public utility companies, and the cable television company (herein styled Grantee), its successors and assigns, the right of way and easement to construct, lay, remove, relay, enlarge, maintain, inspect, repair, and operate a utility line or lines, manholes, and appurtenances thereto, with rights of ingress and egress to and from the same, on, over, across and under the following described real estate, to-wit:

Property Description (Parcel No. 21-00167-470 & No. 21-00167-471 & 21-00167-545):

EXHIBIT "A"

Tract A:

(PIN 21-001670471)

The North 3/4 of the W 1/2 of the NE 1/4 of the SE 1/4 of Section 19, T-18-N, R-30-W, Benton County, Arkansas

Tract B-3:

(PIN 21-00167-545)

The W 1/2 of the SE 1/4 of the SW 1/4 of Section 20, T-18-N, R-30-W, Benton County, Arkansas.

AND

(PIN 21-00167-470)

The E1/2 of the SE1/4 of Section 19, T-18-N, R-30-W, Benton County, Arkansas.

LESS & EXCEPT A tract in the NW corner of said 80.00 acre tract, described as follows: Beginning at the NW corner of said 80.00 acre tract, and running thence East 40 rods; thence South 60 rods; thence West 40 rods; thence North 60 rods to the point of beginning.

LESS & EXCEPT A part of the SE1/4 of the SE1/4 of Section 19, T-18-N, R-30-W, Benton County, Arkansas, being more particularly described as follows: From a found 1/2 inch rebar representing the SW corner of the SE 1/4 of the SE 1/4 of said Section 19; thence N 02°24'27"E, 608.55 feet; thence S 87°31'56" E, 37.12 feet to the point of beginning; thence N 02° 16'36" E, 50.00 feet; thence S 87°31'56" E, 121.53 feet; thence S 02°28'04" W, 50.00 feet; thence N 87°31'56" W, 121.36 feet to the point of beginning, containing 0.14 acres, more or less, and subject to any easements and/ or rights-of-way of record, if any.

The above described Tracts A & B-3 being more particularly described on a plat of survey by David A. Wilkins, PLS #1439, dated November 2012 and designated as job #12932, as follows:

The E 1/2 of the SE 1/4 of Section 19, T-18-N, R-30-W, and the W 1/2 of the W 1/2 of the SW 1/4 of Section 20, T-18-N, R-30-W of the Fifth Principle Meridian, City of Springdale, Benton County, Arkansas, being more particularly described as follows:

Beginning at a found 1/2" rebar for the SW corner of the SE 1/4 of the SE 1/4 of said Section 19, thence N 02°24'27" E, a distance of 1671.79 feet to a set iron pin with orange plastic cap "ESI COA 131"; thence N 02°27'51" E, a distance of 982.26 feet to the NW corner of the NE 1/4 of the SE 1/4 of said Section 19; thence S 87°55'57" E a distance of 1335.40 feet to a set iron pin with a orange plastic cap "ESI COA 131" for the NE corner of said forty acre tract; thence S 86°26'02" E a distance of 659.41 feet to a set iron pin with orange plastic cap "ESI COA 131"; thence S 02°28'04" W a distance of 2655.17 feet to a set iron pin with orange plastic cap "ESI COA 131"; thence N 86°35'41" W, a distance of 660.01 feet to a found 1/2" rebar for the SE corner of said SE 1/4, SE 1/4; thence N 87°48'22" W, a distance of 1332.93 feet to the point of beginning, containing 121.58 acres (5,295,990 square feet, more or less), and being subject to any easements, covenants or rights of way of record, if any.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

As described in **Warranty Deed Book 2012, Page 49898** of the records of the Circuit Clerk and Ex-Officio Recorder, Benton County, Arkansas.

PERMANENT EASEMENT "A" DESCRIPTION: (See Attached "Easement Exhibit")

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE S02°22'29"W A DISTANCE OF 37.73 FEET TO THE **POINT OF BEGINNING**; THENCE S87°37'31"E A DISTANCE OF 659.30 FEET; THENCE S02°28'04"W A DISTANCE OF 30.00 FEET; THENCE N87°37'31"W A DISTANCE OF 1918.83 FEET; THENCE S02°32'16"W A DISTANCE OF 51.98 FEET; THENCE S87°31'56"E A DISTANCE OF 15.00 FEET; THENCE S02°32'16"W A DISTANCE OF 533.34 FEET; THENCE S87°49'13"E A DISTANCE OF 525.64 FEET; THENCE S87°39'09"E A DISTANCE OF 17.73 FEET; THENCE S87°29'12"E A DISTANCE OF 702.71 FEET; THENCE S87°04'15"E A DISTANCE OF 44.19 FEET; THENCE S86°39'19"E A DISTANCE OF 467.14 FEET; THENCE S87°02'05"E A DISTANCE OF 39.25 FEET; THENCE S87°24'53"E A DISTANCE OF 125.32 FEET; THENCE S02°29'43"W A DISTANCE OF 30.00 FEET; THENCE N87°24'51"W A DISTANCE OF 125.57 FEET; THENCE N87°02'05"W A DISTANCE OF 39.35 FEET; THENCE N86°39'19"W A DISTANCE OF 467.13 FEET; THENCE N87°04'15"W A DISTANCE OF 43.97 FEET; THENCE N87°29'12"W A DISTANCE OF 702.60 FEET; THENCE N87°39'12"W A DISTANCE OF 17.64 FEET; THENCE N87°49'13"W A DISTANCE OF 525.55 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.31 FEET AND A CHORD BEARING & DISTANCE OF N42°38'29"W 42.56' FEET; THENCE N02°32'16"E A DISTANCE OF 2518.68 FEET; THENCE ALONG A

CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.03 FEET AND A CHORD BEARING & DISTANCE OF N47°26'44"E 42.36' FEET; THENCE S87°37'31"E A DISTANCE OF 1259.59 FEET TO THE **POINT OF BEGINNING**. CONTAINING 2.67 ACRES (116,271 SQ.FT.).

Together with the right of ingress and egress across adjacent lands for the purpose of laying, repairing, inspecting, maintaining, removing, or replacing, said water transmission line(s) and/or sewer collection or force main line(s), and the right of exercising all other rights necessary to carry out the purposes for which this Easement is created.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever or until said easement is fully abandoned.

The Grantor agrees not to erect any building or structures in said right of way other than fences and said fences shall not exceed six (6) feet in height. No trees shall be planted or permitted by Grantor on said right of way. Grantor shall not be entitled to any compensation for fences or growing crops removed or disturbed within this permanent easement by virtue of Grantee's exercise of the rights under this agreement

The consideration first above recited as being paid to Grantor by Grantee is in full satisfaction of every right hereby granted. All covenants and agreements herein contained shall extend to and be binding upon the respective heirs, legal representatives, successors and assigns of the parties hereto.

It is hereby understood and agreed that the party securing this grant in behalf of the Grantee is without authority to make any covenant or agreement not herein expressed.

WITNESS the execution hereof this the ____ day of _____, 2021.

Grantor:

**CITY OF SPRINGDALE, ARKANSAS,
a municipal corporation**

Denise Pearce
City Clerk/Treasurer

Doug Sprouse
Mayor

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF _____

BE IT REMEMBERED, that on this date, before me, a Notary Public within and for said County and State, duly commissioned and acting personally appeared _____ to me well known as the person(s) who executed the foregoing Right of Way Grant, and that _____ had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal on this _____ day of _____, 2021.

Notary Public

My commission expires _____

